

CAPSULE SUMMARY

BA-2464

Beverly Manor Coach House

6822 Windsor Mill Road

Baltimore, Baltimore County

1842 ca.

Private

Beverly Manor Coach House, constructed circa 1842, is located at 6822 Windsor Mill Road near the town of Powhattan in the Second District of Baltimore County, Maryland. In 1842 and 1844, Joshua Macken purchased two adjacent tracts of land, historically part of two tracts of land known as "Polly's Delight" and "Well's Manor." The Reid family purchased a parcel of the land in 1854 with additional acreage in 1858, retaining ownership of the property until 1925. The history of the associated Beverly Manor (BA-2463) is intertwined with that of Beverly Manor Coach House, both having been associated with the same owners and parcel of land since their construction in the 19th century. In 1925, when the property was subdivided, the coach house was separated from Beverly Manor, and rehabilitated to serve as a dwelling.

The Beverly Manor Coach House is located to the east of Beverly Manor. The building sits back from Windsor Mill Road along a long, asphalt-paved driveway that leads to a 1991 residential subdivision sited on land originally belonging to Beverly Manor. The coach house has a solid random rubble stone foundation and structural system, and its side gable roof is clad in asphalt shingles. Circa 1855, the two-bay wide coach house was enlarged by the construction of a one-bay square addition to its northwest elevation, making the structure three bays wide. The building fronts southwest and features a one-story, circa 1990 wood frame ell clad in vinyl German siding. The addition sits on a cinderblock foundation and has a gabled roof clad in asphalt shingles. The building was converted into a single dwelling circa 1925, and a one-story, two-bay-wide shed/carport was constructed to the northeast of the coach house at that time.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. BA-2464

1. Name of Property (indicate preferred name)

historic Beverly Manor Coach House

other

2. Location

street and number 6822 Windsor Mill Road not for publication

city, town Baltimore vicinity

county Baltimore County

3. Owner of Property (give names and mailing addresses of all owners)

name William T. Borchardt, Jr. and Martha Sontheimer Borchardt

street and number 6822 Windsor Mill Road telephone 410.944.0417

city, town Baltimore state Maryland zip code 21207-4427

4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse liber 7985 folio 247

city, town Towson tax map 88 tax parcel 146 tax ID number 0216750101

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other:

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> buildings
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> sites
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> structures
		<input type="checkbox"/> funerary	<input type="checkbox"/> objects
		<input type="checkbox"/> government	<input type="checkbox"/> Total
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	

Number of Contributing Resources previously listed in the Inventory

1

7. Description

Inventory No. BA-2464

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Beverly Manor Coach House is a circa 1842 outbuilding located to the east of Beverly Manor (BA-2463). The building sits back from Windsor Mill Road along a long, asphalt-paved driveway that leads to a 1991 residential subdivision sited on land originally belonging to Beverly Manor. The coach house has a solid random rubble stone foundation and structural system, and its side gable roof is clad in asphalt shingles. Circa 1855, the two-bay-wide coach house was enlarged by the construction of a one-bay square addition to its northwest elevation, making the structure three bays wide. The building fronts southwest and features a one-story, circa 1990 wood frame ell clad in vinyl German siding. The addition sits on a cinderblock foundation and has a gabled roof clad in asphalt shingles. The building was converted into a single dwelling circa 1925, and a one-story, two-bay wide shed/carport was constructed to the northeast of the coach house at this time.

EXTERIOR DESCRIPTION

The historic façade, or southwest elevation, is centrally pierced by a sash-and-paneled single-leaf door with a wood surround. A one-bay square wood frame porch with a half-hipped roof supported by square wood posts that sit on a concrete slab shelters the doorway. Two 6/6 vinyl windows with vinyl surrounds and sills pierce the one-and-a-half story wood frame projection on the west side of the southwest elevation of the stone portion of the building. One square, multi-light fixed window pierces the gable peak in the half story of the wood frame projection. Boxed cornice returns flank this window opening. To the south of the entry is a vertical seam in the masonry that differentiates between the two mid-19th century phases of construction. The south end of this elevation features two 6/6 vinyl windows with vinyl surrounds and sills on the one-story stone projection.

The southeast elevation of the stone block is pierced by one six-light fixed vinyl window. The vinyl-sided gable peak of the coach house is pierced by one 6/6 window with a vinyl surround. The southeast elevation of the circa 1990 wood frame addition features a central sash-and-paneled single-leaf door with a vinyl surround flanked by two 6/6 windows with vinyl surrounds and sills.

Two two-light sliding vinyl windows with vinyl surrounds and sills pierce the northeast elevation of the stone coach house. Between these two window openings is a vertical seam in the masonry, indicating the two-phase construction of the 19th century portion of the building. To the east of the seam, the original north corner of the two-bay wide building is joined with large rubble stone quoins. The quoins indicate construction date, while the one-bay square addition is unquoined.

The half story of the outbuilding's northwest elevation is clad in vinyl German siding above the random rubble stone wall of the first story. A rectangular, louvered vinyl ventilator pierces the gable peak.

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Maryland Inventory of Historic Properties Form

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Name Beverly Manor Coach House, 6822 Windsor Mill Road, Baltimore, Baltimore County
Continuation Sheet

Number 7 Page 2

INTERIOR DESCRIPTION

The interior of the Beverly Manor Coach House was greatly altered by its circa 1925 rehabilitation into a single dwelling. Very little historic fabric remains intact. The current living room encompasses the two-bay-wide portion of the building and features all modern finishes, while the one-bay square section was subdivided into a bedroom, bathroom, and office, all of which are accessible by a short hallway that extends northwest from the living room. The bathroom was completely renovated in the late 20th century. The office features full-height beveled paneling and an acoustical tile ceiling. The bedroom also has an acoustical tile ceiling and full-height beveled board walls. The floor is clad in vinyl tiles, and a quadrant bead serves as the baseboard. All interior window and door casements are square-edged wood. An open winder stair in the east corner of the living room leads to the half story. The outer walls that surround two sides of the stair are clad in beveled vertical board. The original portion of the half story is located over the living room and is finished with lathe and plaster, which obscures the framing members of the circa 1842 section of the building. The attic above the one-bay square section is unfinished and reveals the roof framing, which includes hand-hewn posts, circular-sawn rafters, and machine cut nails.

OUTBUILDING

The circa 1940 shed/carport located to the northeast of the coach house is a one-story, two-bay-wide square wood frame building clad in pressed composition board siding. The rectangular southwest bay of the building is pierced by a flush single-leaf plywood door and one two-light fixed window, both of which have square-edged wood surrounds. The front gable roof clad in asphalt shingles extends over the northeast bay as a shed-roofed carport. A metal-screened wood gate spans the width of the open northeast bay.

8. Significance

Inventory No. BA-2464

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other:

Specific dates 1842 ca., 1854, 1858, 1925 **Architect/Builder** Unknown

Construction dates 1842 ca., 1855 ca., 1925 ca.

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Beverly Manor Coach House, constructed circa 1842, is located at 6822 Windsor Mill Road near the town of Powhattan in the Second District of Baltimore County, Maryland. In 1842 and 1844, Joshua Macken purchased two adjacent tracts of land. Historically, the land was part of two tracts of land known as "Polly's Delight" and "Well's Manor." The Reid family purchased a parcel of the land in 1854 and additional acreage in 1858, retaining ownership of the property until 1925.¹ The history of the associated Beverly Manor (BA-2463) is intertwined with that of Beverly Manor Coach House, both having been associated with the same owners and parcel of land since their construction in the 19th century. In 1925, when the property was subdivided, the coach house was separated from Beverly Manor, and rehabilitated to serve as a dwelling.

HISTORY

Although the exact date of construction for Beverly Manor Coach house has not be determined, historic deeds, maps, and architectural elements support a circa 1842 date of construction. The coach house is believed to have been constructed at the same time as the house, with the same indigenous stone. On March 10, 1842, Joshua and Catherine Smith sold one tract of land to Joshua Macken. Two years later, Macken purchased an additional half-acre from Nicholas Smith. Macken is recorded on the 1850 Atlas of Baltimore County as being the occupant of the dwelling. Joshua Smith, from whom Macken purchased part of the property, continued to reside at the neighboring dwelling to the southeast of Beverly Manor. Ten years after its estimated construction, Beverly Manor and the coach house were sold to Paul Rust for \$1,050. At this time, the property was part of two larger parcels of land known as "Polly's Delight" and "Well's Manor." "Well's Manor" was a large tract of land along Windsor Mill Road, then known as Windsor Road, on which the Zimmerman Houses, East and West (BA-2467 and BA-2468) both stand.

On November 8, 1854, Paul Rust sold his property to Kitturah Reid, the wife of Thomas Reid. Kitturah Reid further increased the acreage of the property on July 27, 1858, when she purchased an additional parcel of land from Nicholas and Elizabeth Smith. Kitturah Reid, following her husband's death, conveyed the property to

¹ Throughout historic maps and deeds, the Reid family name is spelled Reid, Reed, and Read.

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Hannah and Anna Louisa Reid on February 28, 1873. Despite the fact that Thomas Reid had died, the 1877 Hopkins Atlas continued to list him as the occupant of Beverly Manor, with his name appearing as Reed. The coach house was not shown on the atlas. The 1877 Atlas also shows the main house as being located just to the west of Powhattan, along Windsor Road, not yet named Windsor Mill Road. The Second District is historically known for its fertile soil, granite quarries, and waterpower from the Patapsco Falls. In 1888, Powhattan was a small village with a population of 300. Located at the terminus of the Baltimore and Powhattan Railway, it was the home of both a Methodist and an Episcopal church, a public school, Powhattan Lodge No. 23, the Independent Order of Mechanics, and Asbestos Grange, No. 172, Patrons of Husbandry.² Furthermore, Powhattan was the home of the Powhattan Cotton Mill, which was established in 1809.

On September 3, 1883, Anna Louisa Reid deeded her share of the property to Hannah Reid. Hannah Reid continued to hold the title to Beverly Manor for the following thirty-six years, transferring partial ownership on September 18, 1919 to William and Annie (Anna) L. Read. During Hannah Reid's ownership, the house was altered, resulting in the current Colonial Revival-style appearance. On the 1915 Bromley Atlas, the property continued to be listed as occupied by Thomas Reed. It appears as if the property contained two adjacent dwellings, each with an associated outbuilding to the rear. The easternmost of these two dwellings appears to be Beverly Manor, and the masonry outbuilding to the rear appears to be the coach house. On March 31, 1925, Hannah Reid conveyed the remainder of the property to William Read. In 1925, William Read separated Beverly Manor from its coach house by subdividing the property.

On October 8, 1925, William Read sold Beverly Manor Coach House to C. Frank and Clara Emmart. For the first time, the main house is mentioned in deeds as Beverly Manor. The parcel of land containing the dwelling was recorded in the deed as Lots 2-10, Section C, Plat Number 2 of Beverly Manor, suggesting that surrounding land had been subdivided for development. The Emmarts sold the coach house to Herbert and Daisy Walters on August 15, 1929, who continued to live there until 1951, when it was sold to Wilbur and Jessie Leitch. Shortly after their purchase of Beverly Manor Coach House, the Leitchs sold the property to William and Jajeanne Priest, who resided in the coach house until 1974. On September 29, 1988, William and Martha Borchardt, the current owners, purchased the property. In 1991, the surrounding land was further subdivided by the Borchardts.

Chain of Title:

August 6, 1844'

Nicholas Smith to Joshua Macken
Land Records of Baltimore County

² Thomas J. Scharf, *History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men*, (Philadelphia, PA: Louis H. Everts, 1881. Reprinted by Higginson Book Company, Salem, MA), p. 832.

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Liber TK 344 Folio 411

And:

March 10, 1842: Joshua Smith and Catherine Smith to Joshua Macken
Land Records of Baltimore County
Liber TK 217 Folio 475

Both:

April 2, 1852: Joshua Macken and Catherine Macken, Eckland Swinks and Catherine Swinks to Paul Rust
Land Records of Baltimore County
Liber 3 Folio 44

November 8, 1854: Paul Rust to Kitturah Reid
Land Records of Baltimore County
Liber HMJ 10 Folio 69

And:

July 27, 1858: Nicholas Smith and Elizabeth Smith to Kitturah Reid, wife of Thomas Reid
Land Records of Baltimore County
Liber 24 Folio 308

All:

May 20, 1872: Kitturah Reid and Thomas N. Reid, husband, to Hannah C. M. Reid and Anna Louisa Reid
Land Records of Baltimore County
Liber EHA 79 Folio 452

September 3, 1883: Anna Louisa Reid to Hannah C.M. Reid
Land Records of Baltimore County
Liber JWS 174 Folio 126

Part 1:

September 18, 1919: Hannah C. M. Reid to Jacob S. New
Land Records of Baltimore County
Liber WPC 516 Folio 145

September 18, 1919: Jacob S. New to William H. D. Read and Annie (Anna) L. Read
Land Records of Baltimore County
Liber WPC 516 Folio 162

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Part 2:

March 30, 1925:	Hannah C.M. Reid to William H. D. Read Land records of Baltimore County Liber WIC 612 Folio 174
All:	
October 8, 1925:	William H. D. Read to C. Frank Emmart and Clara V. Emmart, wife Land Records of Baltimore County Liber WPC 627 Folio 129
August 15, 1929:	C. Frank Emmart and Clara V. Emmart to Herbert W. Walters and Daisy E. Walters, wife Land Records of Baltimore County Liber LMCLM 833 Folio 12
August 6, 1951:	Herbert W. Walters and Daisy E. Walters, wife, to Statewide Realty Co. Land Records of Baltimore County Liber 2000 Folio 203
August 6, 1951:	Statewide Realty Co. to Wilbur R. Leitch and Jessie W. Leitch, wife Land Records of Baltimore County Liber GLB 2000 Folio 214
September 23, 1955:	Wilbur R. Leitch and Jessie W. Leitch, wife, to William H. Priest and Jajeanne Priest, wife Land Records of Baltimore County Liber GLB 2793 Folio 95
April 8, 1974:	William H. Preist and Jajeanne L. Priest, wife, to Gregory Bret and Gloria Bolster Land Records of Baltimore County Liber EHK Jr. 5437 Folio 735
March 30, 1981:	Gregory Brent Bolster and Gloria Bolster, wife, to James A. Haden and Hetty C. Haden, wife Land Records of Baltimore County Liber EHK Jr. 6272 Folio 496
September 29, 1988:	James A. Haden and Hetty C. Haden to William T. Borchardt, Jr. and Martha Sontheimer Borchardt, wife Land Records of Baltimore County Liber 7985 Folio 247

9. Major Bibliographical References

Inventory No. BA-2464

Atlas of Baltimore County, Maryland, Philadelphia, PA: G. M. Hopkins, 1877.

Baltimore County Land and Will Records. Baltimore County Courthouse, Towson, Maryland.

Bromley's *Atlas of Baltimore County, Maryland*, 1915.

Scharf, Thomas J. *History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men*. Philadelphia, PA: Louis H. Everts, 1881. Reprinted by Higginson Book Company, Salem, MA

Sidney, J. C. *Map of the City and County of Baltimore, Maryland, from Original Surveys*. Baltimore, MD: James M. Stephens, 1850.

10. Geographical Data

Acreage of surveyed property 4,636 Square Feet

Acreage of historical setting Unknown

Quadrangle name Baltimore West

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The property, known as Beverly Manor Coach House, is located at 6822 Windsor Mill Road in Baltimore, Maryland as noted on Tax Map 88, Parcel 146 and in the Deeds of Record Liber 7985 Folio 247, archived in Towson, Maryland. The building has been associated with the site since its construction circa 1842.

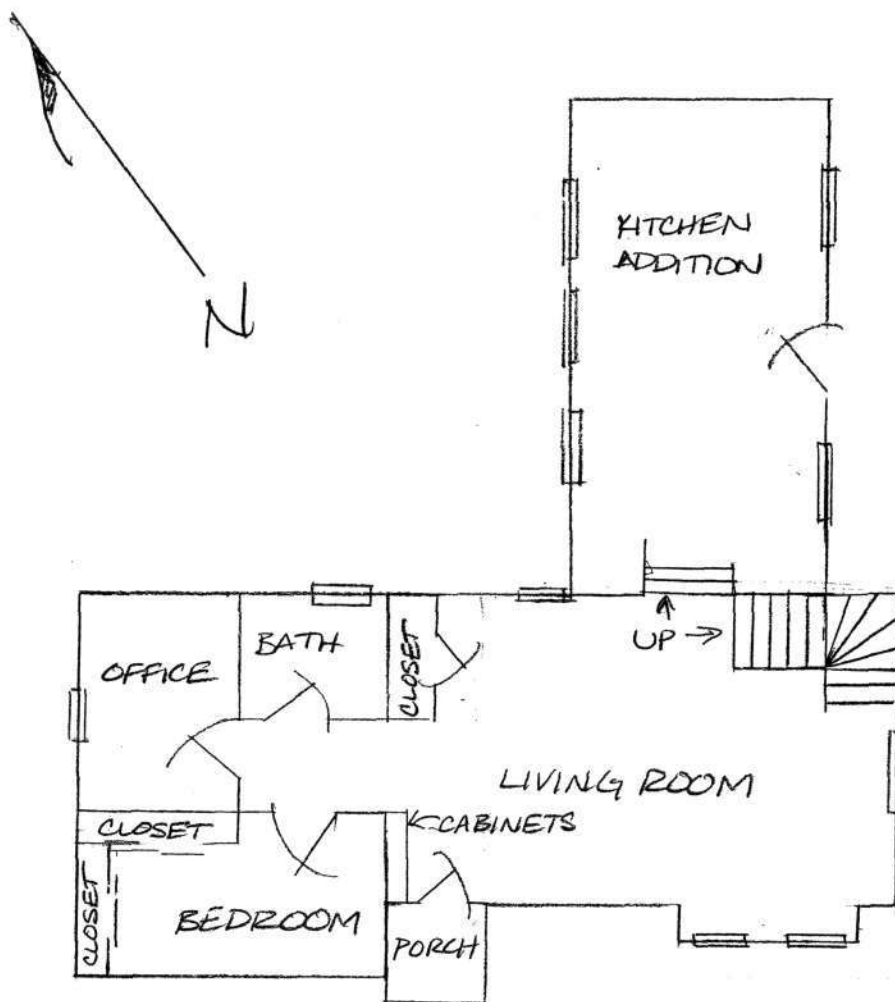
11. Form Prepared by

name/title	A. McDonald, R. Weidlich, and A. Didden, Architectural Historians		
organization	EHT Tracerics, Incorporated	date	February 22, 2001
street & number	1121 5th Street, NW	telephone	202.393.1199
city or town	Washington	state	DC

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



* RESOURCE SKETCH MAP *

BA-2464

BEVERLY MANOR COACH HOUSE
6822 WINDSOR MILL ROAD
BALTIMORE
BALTIMORE COUNTY

FIRST FLOOR PLAN
(NOT DRAWN TO SCALE)

5662 IV NE
(REISTERSTOWN)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

76°45'
39°22'30"

INTERCHANGE 20 (U.S. 140) 1 MI.
WESTMINSTER 21 MI.
REISTERSTOWN 8.8 MI.

352000m.E.

42°30'

USGS Quad: Baltimore West
Scale: 1:24,000



N

BA-0389
MILFORD MEADOWS
100 KATHYDALE ROAD
BALTIMORE
BALTIMORE COUNTY

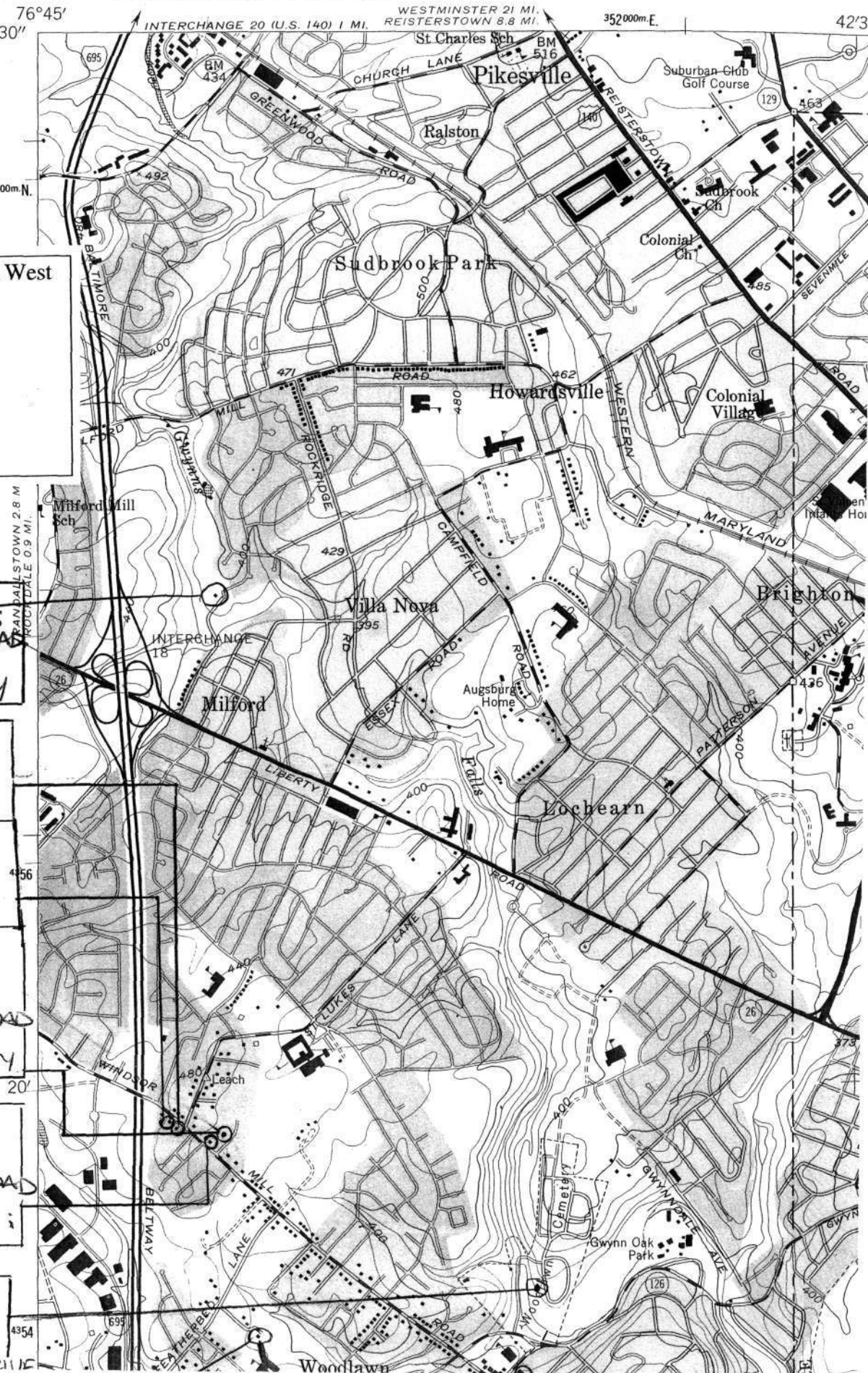
BA-2467
ZIMMERMAN EAST
7001 WINDSOR MILL ROAD
BALTIMORE
BALTIMORE COUNTY

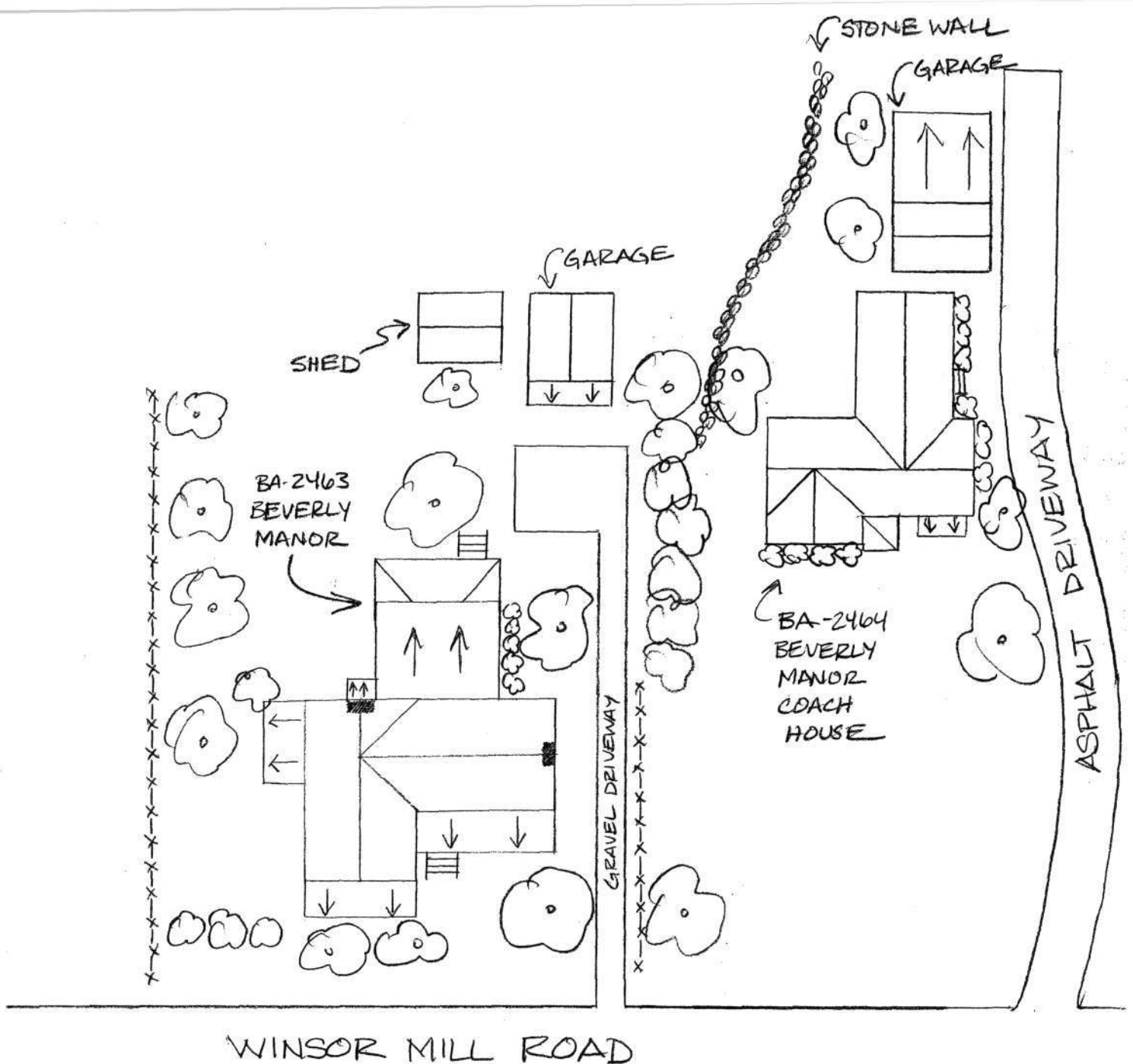
BA-2468
ZIMMERMAN WEST
7003 WINDSOR MILL ROAD
BALTIMORE
BALTIMORE COUNTY

BA-2464
BEVERLY MANOR
COACH HOUSE
6822 WINDSOR MILL ROAD
BALTIMORE
BALTIMORE COUNTY

BA-2463
BEVERLY MANOR
6824 WINDSOR MILL ROAD
BALTIMORE
BALTIMORE COUNTY

BA-2103
POWATTAN FACTORY
OUTBUILDING
2130 WOODLAWN DRIVE





RESOURCE SKETCH MAP

BA-2464

BEVERLY MANOR COACH HOUSE

6822 WINDSOR MILL ROAD

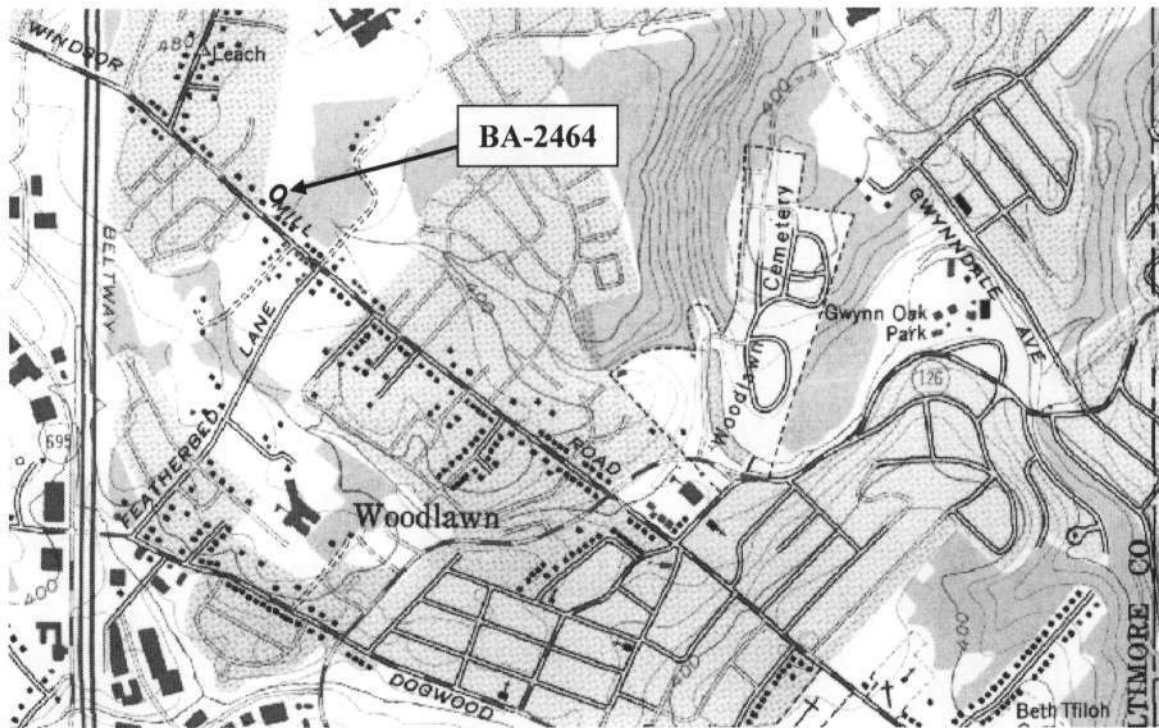
BALTIMORE

BALTIMORE COUNTY

(NOT DRAWN TO SCALE)



BA-2464
Beverly Manor Coach House
6822 Windsor Mill Road, Gwynn Oak
Baltimore West quadrangle



Microsoft Virtual Earth image, c. 2006





BA-2464
BEVERLY MANOR COACH HOUSE
6822 WINDSOR MILL ROAD, BALTIMORE
BALTIMORE COUNTY, MARYLAND

TRACERIES
10/2000

MD SHPO

COACH HOUSE, SOUTHWEST ELEVATION,
CAMERA FACING NORTH

1 of 5



BA-2464

BEVERLY MANOR COACH HOUSE

6822 WINDSOR MILL ROAD, BALTIMORE

BALTIMORE COUNTY, MARYLAND

TRACERIES

192000

MD SHPO

COACH HOUSE, SOUTHEAST ELEVATION,
CAMERA FACING NORTH



BA-2464
BEVERLY MANOR COACH HOUSE
6822 WINDSOR MILL ROAD, BALTIMORE
BALTIMORE COUNTY, MARYLAND

TRACERIES
10/2000

MD SHPO

COACH HOUSE, NORTHEAST ELEVATION,
CAMERA FACING SOUTHWEST

305



BA-2464
BEVERLY MANOR COACH HOUSE
6822 WINDSOR MILL ROAD, BALTIMORE
BALTIMORE COUNTY, MARYLAND

TRACERIES
19/2000

MD SHPO

COACH HOUSE, WEST CORNER, CAMERA
FACING EAST



BA-2464
BEVERLY MANOR COACH HOUSE
6822 WINDSOR MILL ROAD, BALTIMORE
BALTIMORE COUNTY, MARYLAND

TRACERIES

10/2000

MD SHPO

SHED, EAST CORNER, CAMERA FACING WEST

5 of 5



BA-2464

BEVERLY MANOR COACH HOUSE
6822 WINDSOR MILL ROAD, BALTIMORE
BALTIMORE COUNTY, MARYLAND

TRACERIES

10/2001

MD SHPO

STAIR, CAMERA FACING EAST



BA-2464

BEVERLY MANOR COACH HOUSE
6822 WINDSOR MILL ROAD, BALTIMORE
BALTIMORE COUNTY, MARYLAND
TRACERIES

10/2001

MD SHPO

ATTIC, CAMERA FACING NORTHWEST